

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 Park Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,060,000

House

X

Unit

Suburb

Abbotsford

Period - From

01/07/2018

to

30/06/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/19 Mary St RICHMOND 3121	\$1,200,000	27/02/2019
2	162 Gipps St ABBOTSFORD 3067	\$1,120,000	27/07/2019
3	1157 Hoddle St EAST MELBOURNE 3002	\$1,050,000	22/02/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House

Land Size: 143 sqm approx

Agent Comments

Comparable Properties



2/19 Mary St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 27/02/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 117 sqm approx



162 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 4

Property Type: House (Res)



1157 Hoddle St EAST MELBOURNE 3002 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 22/02/2019

Rooms: 3

Property Type: House

Land Size: 135 sqm approx